

OFFICIAL.
CITY BUILDING LAWS.

AN ORDINANCE FOR THE INSPECTION OF BUILDINGS, AND REGULATING THE CONSTRUCTION AND REPAIRING OF BUILDINGS WITHIN THE CITY LIMITS.

Be it ordained by the Board of Aldermen of the City of Alexandria, That no person or persons, firm or firms, shall construct, alter or repair any building within the city limits, except in conformity with the provisions of this act.

SECTION I.

REGULATIONS FOR THE LOCATION OF WOODEN OR FRAME BUILDINGS.

(1) It shall not be lawful for any person or persons, firm or firms, to construct, alter or repair any building within the city limits, except in conformity with the provisions of this act.

(2) No building erected within the city limits shall be constructed on any lot less than the width of the lot, and shall be set back from the street by a distance of not less than ten feet.

(3) No person shall remove any wooden or frame building from one place to another place within the city limits, except in conformity with the provisions of this act.

SECTION II.

QUALITY AND STRENGTH OF MATERIALS, PLANS AND UNUSUAL MATERIALS.

(1) All buildings, intended to be permanent, hereinafter erected shall be of sound materials, good workmanship and abundantly strong for the purposes intended.

(2) All questions as to the strength of any material, or any structural detail, as to be decided by the City Engineer, and the City Engineer's decision shall be final.

SECTION III.

EXCAVATION FOR FOUNDATIONS AND UNDERPINNING OF ADJOINING WALLS.

(1) All excavations for foundations or other purposes, shall be properly guarded and protected to and so as to prevent the same from becoming dangerous to life or limbs, and shall be sheet piling when necessary, to prevent the adjoining earth from caving in.

SECTION IV.

FOUNDATIONS.

(1) Every permanent building, erected on ground or upon piles on the water from the water front, shall rest upon solid ground or upon concrete, piles, or other solid structure.

SECTION V.

DEFINITION, SIZES, AND CONSTRUCTION OF MASONRY WALLS.

(1) External or outside walls shall mean every outside wall or vertical enclosure of a building (other than a party wall) shall mean every wall used or built as a separation of two buildings intended to be occupied by different persons, or intended to be used as a wall for the mutual support of two adjacent buildings.

(2) The words "basement" or "foundation" shall mean any interior wall of masonry in a building that separates one part of the building from another part of the building.

(3) The words "party wall" or "partition wall" shall mean any wall which is used or built as a separation of two buildings, and which is used or built as a separation of two buildings.

(4) The words "party wall" or "partition wall" shall mean any wall which is used or built as a separation of two buildings, and which is used or built as a separation of two buildings.

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(19) The words "party wall" or "partition wall" shall mean any wall which is used or built as a separation of two buildings, and which is used or built as a separation of two buildings.

(20) Division walls when used as bearing walls shall not be less than two-thirds the thickness of party or external walls, but shall not be less than nine (9) inches thick.

(21) No existing party wall may be used for the support of any building hereafter to be erected, unless the size and construction of the said party wall conforms to, or is at least equal to, the requirements of this act.

(22) The use of any wall adjoining a lot, but not on the same, as a party wall, may be a matter of agreement between the parties interested, but in such cases the size and construction of the wall shall conform to the requirements of this act.

(23) When any existing walls are to be used as party walls to be altered or added to, the thickness of the walls shall be increased to conform to the requirements of this act.

(24) Party walls shall be built up at least fifteen (15) inches above the roof covering at every end of the roof.

(25) Alterations or additions to any buildings by the addition of a story or in any other manner, shall not be allowed, unless the walls conform to, or are altered to conform to the requirements of this act.

(26) If the recess or openings in party, external or division or partition walls, the same being bearing walls, exceed fifty (50) per cent of the entire area of the walls in the story in which they are located, the thickness of said walls shall be four (4) inches greater than set forth in this section.

(27) Recesses and chases may be made in walls, provided that in party and external walls the backs of recesses or chases shall be not less than nine (9) inches thick.

(28) Recesses and chases shall be so placed as not to weaken the wall. Recesses or chases shall be made in any wall (1) in party or exterior wall, and no recess or chase of any kind shall be made in any wall (2) in party or exterior wall.

(29) No continuous vertical recess or chase of more than four (4) inches in depth, or more than four (4) inches in width, shall be made in any wall (1) in party or exterior wall, and no recess or chase of any kind shall be made in any wall (2) in party or exterior wall.

(30) Every wall constructed of brick, stone, or other incombustible material shall be built up together with lime or by hydraulic cement-mortar and properly bonded, and when built of brick, wall and key with good and sufficient abutments, or lintels of stone, iron, or wood, and where wood lintels are used dead arches shall be turned over them.

(31) No wall shall be built up of brick, stone, or other incombustible material, except on the inside of openings in which the arches or lintels are less than the thickness of the wall supplementary timber lintels may be used if dead arches are turned over the same.

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from the ground to the upper stories and above the roof, and on the outer walls thereof, such openings shall be made in such manner and at such distances as the Committee on Streets and the City Engineer may determine, and which shall be built and kept in good repair and working order by the owner of such building; and no person shall at any time place any enclosure or partition upon such fire escape.

Buildings of the above classes not now provided with fire escapes shall be provided with suitable fire escapes, if at any time deemed necessary by the City Council.

(1) Every theatre, opera house, public hall, school house, or other building intended to be used for public assemblage shall be deemed a public building.

(2) No person shall construct, alter or repair any building within the city limits, except in conformity with the provisions of this act.

(3) The use of any wall adjoining a lot, but not on the same, as a party wall, may be a matter of agreement between the parties interested, but in such cases the size and construction of the wall shall conform to the requirements of this act.

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SECTION XXII.

FEES AND PENALTIES.

(1) Any owner, builder, contractor or agent who shall alter or construct or cause to be altered or constructed, any architect having charge of the same who is not a member of the City Engineer relative to the provisions of this act, shall be subject to a fine of not less than five (5) dollars and not more than ten (10) dollars and each day's maintenance shall be deemed a separate offense.

(2) Any person who shall incur for the violation of any section or part of section of this ordinance shall be recovered in the name of the City of Alexandria, Va.

SECTION XXIII.

COMMITTEES.

The provisions of this act shall be in force from its passage; provided, however, that any person who shall be convicted of a violation of any section or part of section of this ordinance shall be recovered in the name of the City of Alexandria, Va.

SECTION XXIV.

ENACTING CLAUSE.

This act shall be in force from its passage, and all acts or parts of acts in conflict therewith are hereby repealed.

Passed by the Board of Aldermen March 8th, 1910.

Approved March 12, 1910.

Test: DANIEL R. STANBURY, C. C.

W. A. Smoot & Co., Inc.,

Lumber and Mill Work,

ALEXANDRIA, VA.

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